

Conclusion of the overview of the Focus Groups for the Zoning Code Rewrite Project



Focus Group Work Sessions



- January 26th -- Introduction/4 Focus Groups
 - Building and Fire Code
 - Design Guidelines
 - Downtown
 - Economic Development
- February 23rd -- 4 Focus Groups
 - Housing
 - Landscaping
 - Neighborhood Planning
 - Outdoor Lighting
- March 30th -- 3 Focus Groups/CAG/Conclusion
 - Process and Procedures
 - Signage
 - Trees and Resources

Overview of the presentation



Review of the following Focus Groups

Process and Procedures

Signage

Trees/Resources

CAG recommendations and overlapping themes

Revised schedule for adoption

Council discussion and questions

Process and Procedures FG

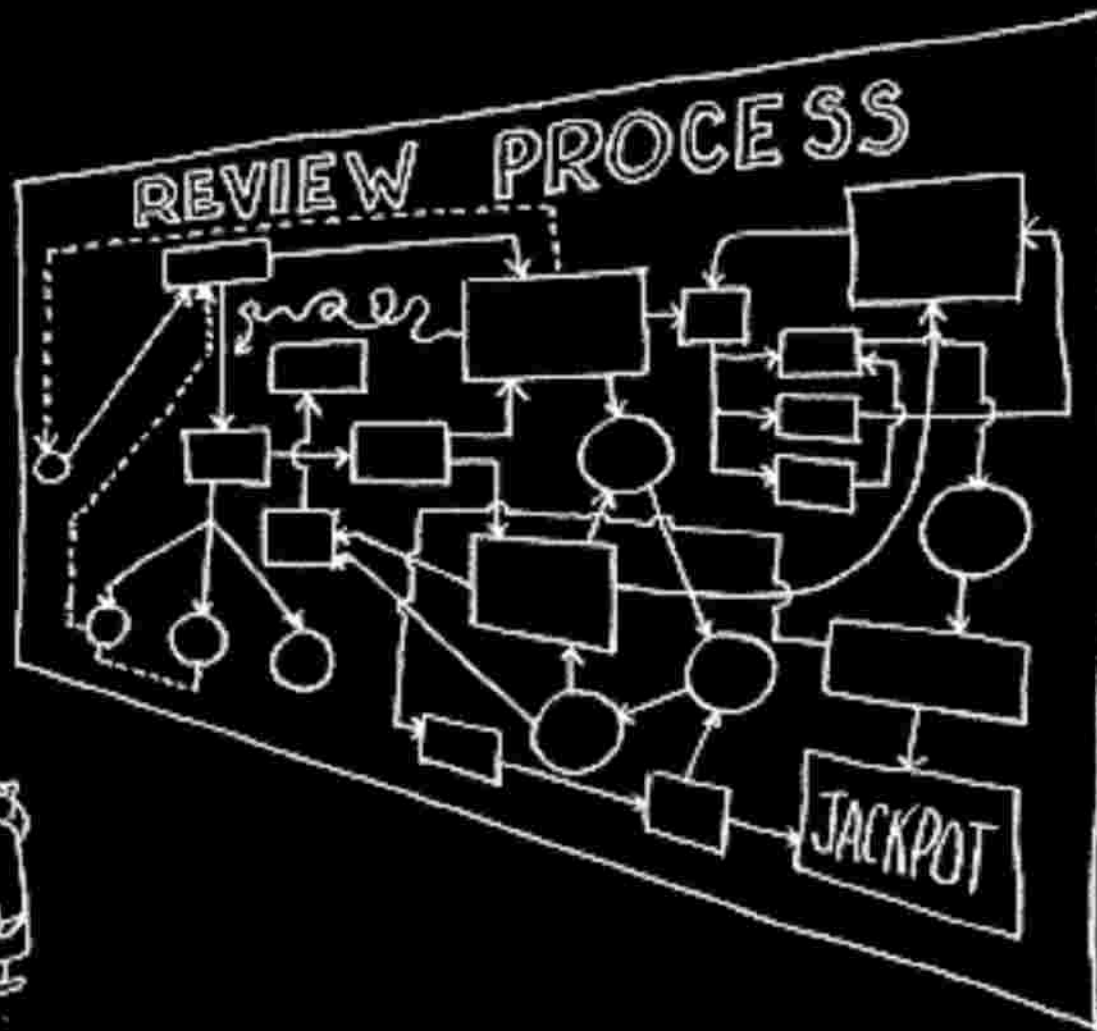


6 meetings held

Process and Procedures FG

6 meetings held

IT DOESN'T WORK
BUT IT SURE IS
IMPRESSIVE

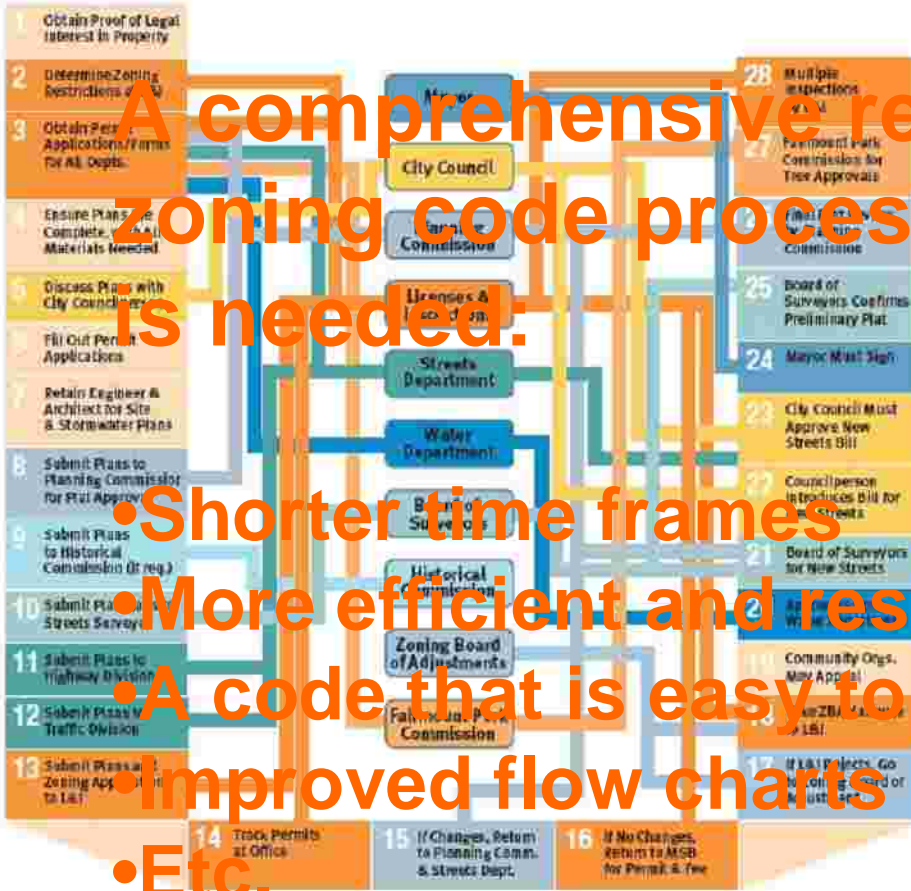


HEDMAN
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Process and Procedures FG

START HERE

Key Steps in a Typical Development Process



6 meetings held

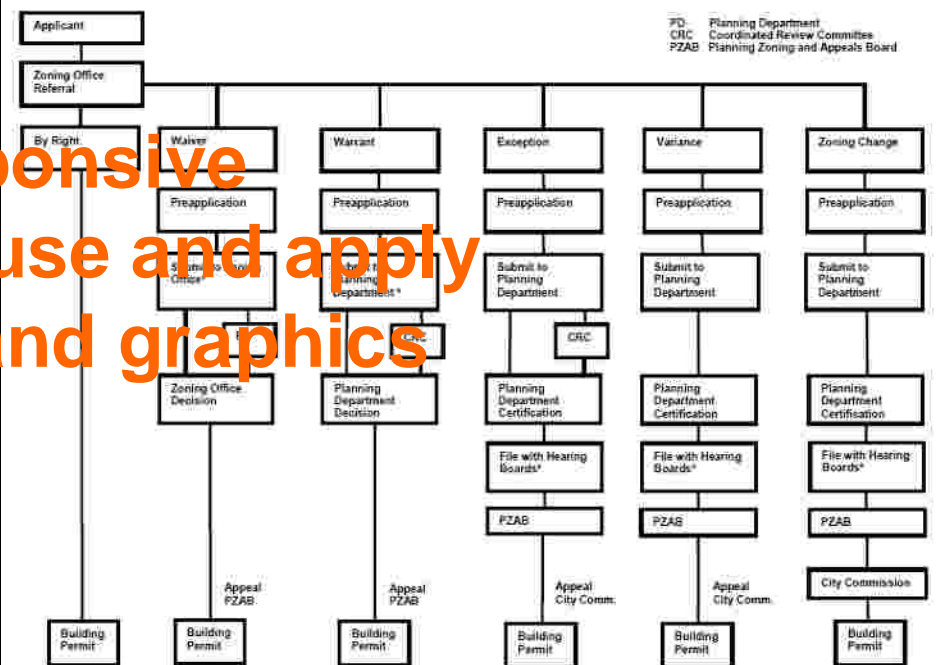
A comprehensive review of the City's zoning code processes and procedures is needed:

- Shorter time frames
- More efficient and responsive
- A code that is easy to use and apply
- Improved flow charts and graphics
- Etc.

From this ...

ARTICLE 17. PROCEDURE FOR NONCONFORMITIES
PUBLIC HEARING - FIRST READING 2019-04
DIAGRAM 14 PERMITTING PROCESS

PERMITTING PROCESS DIAGRAM



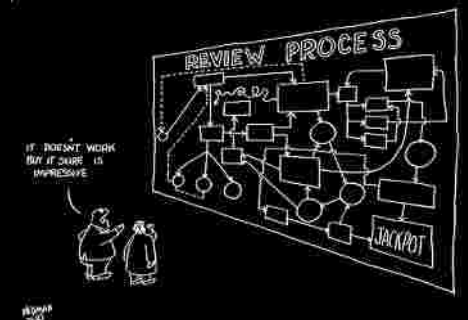
* All applications shall include required notice

Process and Procedures FG



5 meetings held

- Desired qualities of the new code;
 - Easy to use and apply
- User friendly to citizens and developers
- Improved graphics and flow charts
- Reliable and consistent interpretation
- Predictability – timelines
- Write the new code for the professional user; user guide for lay user
- Clearly state the purpose of a chapter or division and how/where it will be applied
- Review schedule for the periodic review/update of the zoning code

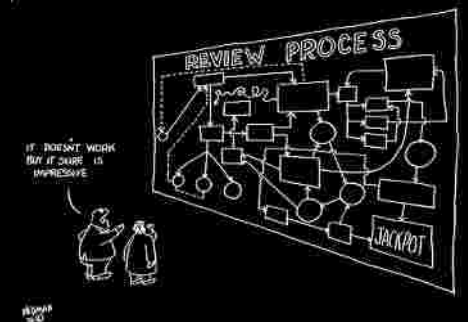


Process and Procedures FG



5 meetings held

- Consistency with Regional Plan is critical
- Eliminate the reference to the Standard Industrial Classification system of uses
- Test the new standards in the code prior to adoption
- Consider the proposal to eliminate the Termination of Nonconforming Use section of the code
- Remove as many conditional uses as possible & make them permitted uses
- Balance the need for flexibility with the need for predictability
- More pre-application meetings

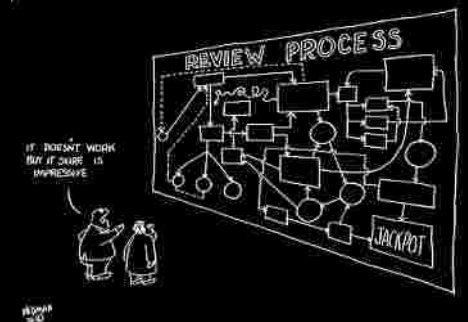


Process and Procedures FG



5 meetings held

- Support for the recommendations from Concerned Citizens of Flagstaff (enhanced public participation)
- Train staff and users on the new zoning code
- Review the thresholds for land splits and a modified subdivision process based on the Arizona subdivision statutes
- Comparison of development review time for AZ cities
 - Quality of submittals a major determinant of how long it takes to go through any process. Use properly qualified professionals.
- Develop a graduated time frame process for the review of projects – smaller projects should take less time to review and approve than large projects

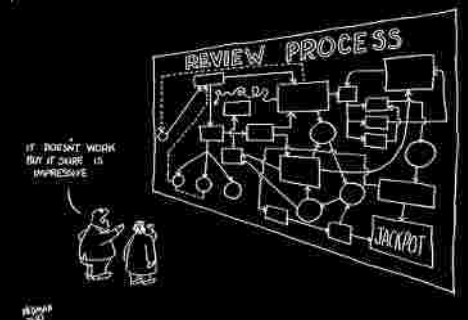


Process and Procedures FG



5 meetings held

- Recommendations forwarded to others – City staff:
 - Improve relationships within the DRB review and approval process
 - Better coordination of staff comments
 - The City's new Single Point of Contact system is working well
 - Better access to staff for questions on projects.



Signage Focus Group



6 meetings held

- Better and less restrictive standards for all temporary signs
- Support for no billboards or freeway oriented signs
- Reformat the existing sign code
 - Most regulations are appropriate
 - Easier to use and understand and more organized
- Improve cross-references within the new zoning code
- Ensure enforcement of the sign maintenance section
- Test the new code to ensure that it will work
- Numerous specific recommendations on the review process
- Support for not allowing off-premise signs

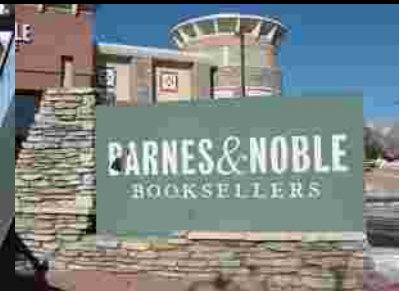


Signage Focus Group



6 meetings held

- Support for increasing the height of signs to a minimum of 12' from 8' before design enhancements are applied
- Define clearer rules for determining sign height
- Sign aesthetics – base the sign regulations on the context within which the sign is located
- Move the clear view zone standards at intersections into the Engineering Standards
- Regulate murals in the new code
- Amend the fee schedule for signs – uniform base fee and then add a dollar amount per square foot of sign area, rather than the flat fee now in use
- No corporate colors on a building -- circumvents the code



Signage Focus Group



6 meetings held

- Amend the “frontage” definition to include alleys to help provide signs for businesses located on alleys
- Window signs – limit the area of window signs to no more than 25% of an individual window or 25% of the total window area. Include painted window signs.
- Address new technology in the sign business – e.g. perforated vinyl, LED signs, Electronic Message Centers,
- Rethink design enhancements for signs – they are a good idea but maintenance issues are a concern
- Recommendations forwarded to others – City staff:
 - Improve the sign permit approval process
 - Ensure consistency of interpretation



Trees/Resources Focus Group



6 meetings held

- General observations:
 - Simplicity is important – protect resources without complex calculations & ensure consistency
 - Trees as a natural resource define the character of Flagstaff
 - The zoning code must promote a dynamic natural system – e.g. integrate wildlife corridors
 - Flagstaff's dark skies are an important community resource
 - Develop standards for protection of resources on a large site as well as individual trees on a small site
 - Important to maintain natural resources in the City – floodplains, slopes, trees, grasslands, wildlife corridors, and viewsheds)
- New code simple, concise, and user friendly

Trees/Resources Focus Group



6 meetings held

- Focus on the location and quality of resources preserved, rather than the quantity of resources
- Protect viewsheds – lower building heights, place utilities underground, etc.
- Preserve natural stream channels as much as possible
- Wildfire issues
 - Balance tree preservation with concerns for wildfire and establishment of healthy forests in Flagstaff
 - Flagstaff Fire Department forest stewardship plan a good starting point
 - Include references to the WUI code in the zoning code
- Discussion on resources destroyed in a catastrophic fire event;
 - Revegetation and replanting in the landscape section

Trees/Resources Focus Group



6 meetings held

- Establish mitigation tools to replace resources lost through development – distinction between:
 - Intentional removal of resources that should be preserved
 - Mitigation as a part of a pre-development concept approval
- More flexibility for utility and drainage easements where they conflict with resources
- Maintain naturally functioning ecosystems
 - Include grasslands as a resource
 - Include wildlife corridors as a resource – connected wildlife habitats
- Critical to test the new code
- Protection of tree resources through construction is critical to their long term preservation

Trees/Resources Focus Group



6 meetings held

- Educate about wildlife – work with Az. Game and Fish Dept. (Prairie dogs)
- Balance the need for affordable housing and protection of resources
 - A better approach to reducing resources for affordable housing is to develop financial incentives
 - No further reductions in resource requirements
- Recommendations forwarded to others:
 - City staff – develop a standard system/program for calculating resources and reporting on the calculations
 - Regional plan – numerous policy ideas
 - Az. Game and Fish Dept. – more wildlife education.

Coordination of Focus Groups



3 meetings held

- Citizens Advisory Group (CAG)
- CAG Purpose:
 - Identified overlapping themes between the Focus Groups
 - Ensured coordination of ideas from one Focus Group to another
 - Offered their own recommendations & ideas
- Document the history of the zoning code
- More meetings between applicants and staff and more pre-application meetings
- Balance desires of the City & its citizens with the cost to new development from new regulations
- A more predictable code results in better understanding by users. But retain flexibility as well
- Reinforce incentives in the design guidelines

Revised Schedule



Current Schedule	TASK / MEETING	Proposed Schedule
April 9	Complete Admin. draft	June 30
June 1	Public Release Draft	August 30
June 8 and 9	Consultant meetings with P&Z and Council	Sept. 14 and 15
Late July/early August	P&Z Hearings	September/October
September	CC Hearings	November/December
October 5	2nd Reading & Adoption	January 18, 2011
Mid-November	Effective Date	Late February 2011

Summary

Review of the following Focus Groups

Process and Procedures

Signage

Trees/Resources

CAG's role and overlapping themes

Council discussion and questions



THE 5 Cs OF GOOD PLANNING

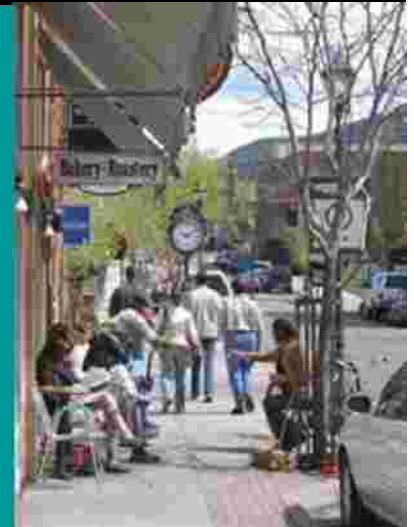
Compact

Complete

Connected

Complex

Convivial



Discussion



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THE 5 Cs OF GOOD PLANNING

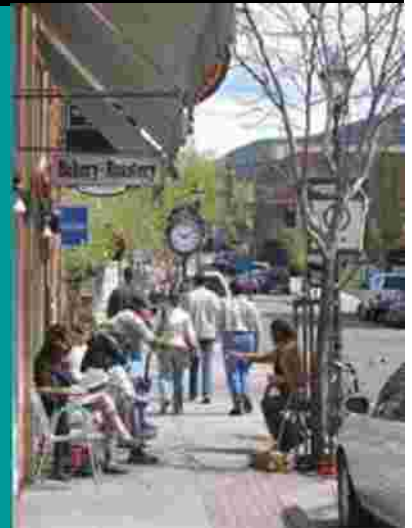
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Courtesy of Andres Duany